



Total Area: 30.4 m<sup>2</sup> ... 327 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

- Bathroom  
4'9" x 7'8"
- Lounge/Dining room  
8'10" x 15'11"
- Kitchen  
6'5" x 6'7"
- Bedroom  
7'2" x 9'3"
- Storage



## LUTHER KING CLOSE, WALTHAMSTOW

£1,195 Per Month  
 1 Bed Apartment - Purpose Built



### Features:

- Available Mid-August
- One Bedroom Apartment
- Bright and Airy
- Quiet Development
- Communal Gardens
- Off-Street Parking
- Council Tax Band B
- EPC Rating C
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

A tastefully modernised, purpose-built one bed apartment in a secure development, minutes from St James Park, Walthamstow.

This immaculately presented ground floor property boasts a clean, bright new kitchen, stunning bathroom with beautiful finishes and communal gardens - all in a quiet residential location, ideally positioned for the area's buzzy cafes and restaurants.

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 0203 397 9797



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C			
(39-48) D			
(29-38) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	81
		EU Directive 2002/91/EC	

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#### IF YOU LIVED HERE...

The stylish kitchen is a cook's delight, featuring ample worktop space, sleek units with plenty of storage and a built in oven and hob complete with extractor fan. The on-trend metro tiles complete the high end finish.

The north-east facing living room is flooded with sunlight throughout the day and is a generous size. The neutral decor means you won't struggle to make your furniture fit, no matter what your style, allowing you to really make this place feel like home.

If you like to soak in the tub then this luxurious bathroom will really hit the spot with the addition of an over the bath shower and screen, and sink unit with drawers to keep all your products neat and organised. The warm, natural toned tiling creates a really peaceful, inviting atmosphere and a perfect place to relax after a busy day.

The carpeted double bedroom has huge mirrored wardrobes as well as

original built ins meaning you will never be short of storage space - a real find in a one bed property.

If you're looking for green space then look no further as St James Park is on your doorstep as are Low Hall Playing Fields and conservation area. There are also nearby allotments if you want to get a real feel of the countryside in the city.

#### WHAT ELSE?

- Ideal for single person or couple, this apartment is available now.

- A stone's throw from vibrant Markhouse Road and numerous independent eateries including Cups & Jars coffee shop, Italian dell Pinch la Dell and Gelateria Romeo and Guilletta.

- Conveniently located for both St James Street Station with easy access to all of East London's most eclectic suburbs and Lea Bridge Station which will take you to Liverpool Street in minutes and all the way to Stanstead airport for those European breaks. Both are less than 10 minutes walk away.



#### A WORD FROM THE EXPERT...

" I have worked in Walthamstow for over 10 years, and I still enjoy the buzz in the area. From the scene in Walthamstow Central which offers Collab, Gokyuzu and the Empire cinema. Take a short stroll to the famous William Morris gallery which is located on the popular Lloyd Park surrounded by beautiful green scenery. Walthamstow Village has been a popular trend for me over the years with its bubbly night life and quirky pubs. My personal favourite is The Village Pub

There are four train stations in Walthamstow. Walthamstow Central, Wood Street, Blackhorse Road and Walthamstow Queens Road. I have commuted to and from Central London from Walthamstow Train Station which takes less than 20 minutes so I can see why Walthamstow has the nickname 'awesomestow' ".

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